

## ADDENDUM

CH-445

William G. Chappellear Property

Charles County, MD

Hughesville vic.

Cathy Hardy, June 2002

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### 7. Description

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The William G. Chappellear Property was first surveyed by PAC Spero and Company as part of the MD 5 Hughesville Transportation Improvement Project. In August of 1998 it was determined to be NR eligible. At the time of the initial survey, the interior was not accessible.

Like the exterior, the interior is exceptionally well-preserved. With the exception of the mantel, the original woodwork, including finish remains intact. Notable features include 5-panel double pocket doors leading into the parlor and a paneled foyer with vaulted passage. The quarter-turn stair with newel is also paneled and has turned balusters. The first floor of the dwelling is arranged in a four-room plan with the foyer and study to the north and the parlor and dining room to the south. The parlor includes an extended bay. A rear kitchen wing extends from the dining room. Since the earlier survey, all outbuildings have been demolished, and in April 2002 a tornado destroyed the nearby tobacco barn.

Recently, the property has been sold and subsequently in the process of being subdivided.<sup>1</sup> As part of the subdivision review process the owner has agreed to 1) donate and easement to the Maryland Historical Trust, and 2) retain the dwelling on a three acre lot with access from MD RT 5.<sup>2</sup>

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<sup>1</sup> The preliminary site plan is referred to as XPN 01-23 Herbert Acres.

<sup>2</sup> Access to this dwelling will likely be impacted by the MD 5 Transportation Project, the details of which are still being resolved as part of the Section 106 process.



CH-445

WILLIAM G. CHAPPELEAR  
PROPERTY

1/2002

CHARLES CO, MD

C. HARDY

MD SHPO



CH-445

WILLIAM G CHAPPELEAR PROPERTY

CHARLES CO, MD

1/2002

~~CHA~~ C HARDY

MD SHPO



CH-445

WILLIAM G. CHAPPELEAR

PROPERTY

CHARLES CO, MD

1/2002

C. HARDY

MD

SHPO





CH-445

WILLIAM G CHAPPELEAR

PROPERTY

CHARLES COUNTY MD

1/2002

C. HARDY

MD

SHPO



CH-445

WILLIAM G CHAPPELEAR  
PROPERTY

1/2002

CHARLES COUNTY, MD

C. HARDY

MD

SHPO



CH-445

WILLIAM G. CHAPPELEAR

PROPERTY  
CHARLES CO, MD  
1/2002

C HARDY

MD

SHPO

## CAPSULE SUMMARY SHEET

Survey No.: CH-445 (PACS B9)

Construction Date: 1910

Name: William G. Chappelear Property

Location: 8780 Leonardtown Road, Hughesville vicinity, Charles County

Private/Residence/Occupied/Good/Restricted

### Description:

The William G. Chappelear Property, constructed in 1910, is a 1½-story, 3-bay, side-gable cottage with Folk Victorian detailing on the east side of Leonardtown Road in the vicinity of Hughesville, Charles County. The building has a full-width entry porch and a hipped-roof bay window on the front elevation, and a 1½-story gable addition on the rear elevation. The structure has an asphalt shingle, side-gable roof with wide eaves, pedimented gables, and one dormer. There are two interior brick chimneys, one in the cottage and one in the addition. The cottage is of wood-frame construction with wood siding, and it has a concrete block foundation. The windows are 6/6 double-hung wood.

### Significance:

Constructed in 1910, the William G. Chappelear Property is a distinctive example of a vernacular cottage with Folk Victorian detailing. The property has not been significantly altered, and it retains such distinctive Folk Victorian characteristics as original machine-produced porch ornament and the hipped-roof bay window. According to deed research, William G. Chappelear inherited a 50.6 hectare (125 acre) parcel in 1910. A house was constructed on the land in 1910. Irne Chappelear acquired 20 hectares (50 acres) of the land in 1917. The parcel associated with the premises was increased to its current size of 26 hectares (65 acres) when it was purchased by Southern Maryland Mechanical Contractors in 1972. The property was sold a number of times until the current owner, Dorothy Hitch, acquired it in 1987.

Preparer  
P.A.C. Spero & Company  
January 1997

**Maryland Historical Trust**  
**Maryland Inventory of Historic Properties Form**  
**MD 5 - Hughesville Project**

DOE \_\_\_yes \_\_\_no

**1. Name:** (indicate preferred name)

historic William G. Chappellear Property

and/or common Hitch Property

**2. Location:**

street &amp; number 8780 Leonardtown Road

\_\_\_ not for publication

city, town Hughesville

\_\_\_x\_\_\_ vicinity of

congressional district

state

Maryland

county Charles

**3. Classification:****Category**

\_\_\_district

\_\_\_x\_\_\_ building(s)

\_\_\_structure

\_\_\_site

\_\_\_object

**Ownership**

\_\_\_public

\_\_\_x\_\_\_ private

\_\_\_both

**Public Acquisition**

\_\_\_in process

\_\_\_being considered

\_\_\_x\_\_\_ not applicable

**Status**

\_\_\_x\_\_\_ occupied

\_\_\_unoccupied

\_\_\_work in progress

**Accessible**

\_\_\_x\_\_\_ yes: restricted

\_\_\_yes: unrestricted

\_\_\_no

**Present Use**

\_\_\_agriculture

\_\_\_commercial

\_\_\_education

\_\_\_entertainment

\_\_\_government

\_\_\_industrial

\_\_\_military

\_\_\_transportation

\_\_\_museum

\_\_\_park

\_\_\_x\_\_\_ private

\_\_\_residence

\_\_\_religious

\_\_\_scientific

\_\_\_other:

**4. Owner of Property:** (give names and mailing addresses of all owners)

name Dorothy E. Hitch

street &amp; number P.O. Box 283

telephone no.:

city,town Hughesville

state and zip code MD 20637-0283

**5. Location of Legal Description**

Land Records Office of Charles County

liber 1262

street &amp; number Charles Street

folio 15

city,town La Plata

state MD

**6. Representation in Existing Historical Surveys**

title

date

\_\_\_federal

\_\_\_state

\_\_\_county

\_\_\_local

depository for survey records

city,town

state

## 7. Description

Survey No. CH-445 (PACS B9)

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Resource Count: 6

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The William G. Chappelear Property, constructed in 1910, is a 1½-story, 3-bay, side-gable cottage with Folk Victorian detailing on the east side of Leonardtown Road in the vicinity of Hughesville, Charles County. The building has a full-width entry porch and a hipped-roof bay window on the front elevation, and a 1½-story gable addition on the rear elevation.

The structure has an asphalt shingle, side-gable roof with wide eaves, pedimented gables, and one dormer. There are two interior brick chimneys, one in the cottage and one in the addition. The cottage is of wood-frame construction with wood siding, and it has a concrete block foundation. The windows are 6/6 double-hung wood unless noted otherwise.

The west, or front elevation, has a full-width porch with a shed-roof supported by original chamfered wood posts. The posts have decorative brackets supporting a turned-wood balustrade that extends the width of the porch. A narrow, front-gable dormer is located in the first bay, and the third bay has a hipped-roof bay window that penetrates the shed-roof of the porch. The fenestration pattern is irregular, with a 6/6 double-hung window in the first bay, an off-center 8-light wood door in the second bay, and three 6/6 double-hung windows in the third bay. The dormer has a pair of narrow 6-light casement windows.

The north and south elevations of the cottage are similar. The roof forms a pedimented gable, and the elevations have a symmetrical fenestration pattern, with two 6/6 double-hung windows on the first story and two 6/6 double-hung windows in the gable ends.

The east elevation of the cottage is concealed by the 1½-story addition. The addition has a dual-pitch gable roof with an interior brick chimney. The addition is accessed by a wood door centered on the east elevation, and the elevation has a 2-light sliding window on the first story and a window in the gable end. The north elevation of the addition has two 6/6 double-hung windows, and the south elevation has two 6/6 double-hung windows and a wood door.

No information regarding the interior of the cottage is available.

There are five outbuildings associated with this property. Four of the outbuildings are sheds with standing seam metal gable-roofs. The sheds, constructed circa 1930, are of wood-frame construction with wood siding. The sheds are located in a cluster east of the cottage.

The fifth outbuilding is a privy with a standing seam metal gable roof. Constructed circa 1910, the privy is of wood-frame construction, and it is located east of the cottage and sheds.

The property is located on the east side of Leonardtown Road, with residential property to the south and woods to the north and east. The property slopes steeply up to the east from Leonardtown Road, and there are several mature trees near the cottage. The property's setting is a rural area, along a highway which is a major transportation route.



Survey No. CH-445 (PACS B9)

## CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: William G. Chappellear Property

SURVEY NO.: CH-445 (PACS B9)

ADDRESS: 8780 Leonardtown Road, Hughesville vicinity, Charles County

## 8. Significance (Continued)

Maryland, Atlas Edition. The 1871 State Gazette and Merchants and Farmers Directory for Maryland and the District of Columbia called Hughesville a "post town." Bland's 1887 Maryland Directory and State Gazetteer listed both Episcopal and Roman Catholic churches in Hughesville as well as a Friends' school, four (4) general merchandise stores, two (2) saloons, two (2) undertakers, a wheelwright, a blacksmith, a tobacco buyer, and a population of fifty (50). Gannett's 1904 Gazetteer of Maryland defined Hughesville as a "post village...on the Washington, Potomac and Chesapeake Railroad" (Gannett 1904: 43). By 1906 the community was known as "a station of the Southern Maryland Railroad...and a banking town" with two (2) physicians, two (2) general stores, two (2) blacksmiths, a grist and saw mill, a flour mill, an undertaker and livery, a hotel, a hotel and saloon, a grocer and saloon, an insurance salesman, and a population of 150 (Maryland 1906: 667).

The William G. Chappellear Property is a side-gable cottage with Folk Victorian detailing. The popularity of Folk Victorian buildings coincides with the construction of cottages. In fact, many 2-story cottages with ornate Victorian woodwork are regarded as Folk Victorian. The Victorian wood detailing found on both resource types was made possible by new manufacturing advancements and increased shipping ability during the second half of the nineteenth century. These developments had a strong impact on the types of folk houses built in rural areas during this period. Typically built during the years 1870 to 1910, Folk Victorian style dwellings were simple folk housing forms ornamented with Victorian decorative details. As the Folk Victorian style attained popularity in the late nineteenth century, Folk Victorian detailing was sometimes added to earlier National Folk houses and I-houses.

There were many different types of Folk-Victorian houses including front-gable, gable-front-and-wing, side-gable, and pyramidal hipped roof. In some ways, these houses are difficult to categorize because they frequently combine elements of various Victorian styles. Queen Anne detailing, such as spindle porch supports are often combined with bracketed eaves derived from the Italianate style, and lancet windows derived from the Gothic style. Common to most Folk Victorian houses, however, are wide front porches with carved decorations such as sunbursts and scrollwork. Like the earlier National Folk forms, the widespread adoption of Folk Victorian dwellings and details resulted from the broad availability of machined wooden components which were mass-produced and made available to rural areas by the growth of railroads in the nineteenth century (McAlester 1984:309-10).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: William G. Chappelear Property

SURVEY NO.: CH-445 (PACS B9)

ADDRESS: 8780 Leonardtown Road, Hughesville vicinity, Charles County

## 8. Significance (Continued)

### National Register Evaluation:

Constructed in 1910, the William G. Chappelear Property is eligible for the National Register of Historic Places under Criterion C, as a distinctive example of a vernacular cottage with Folk Victorian detailing. The property has good integrity of form and materials; it has not been significantly altered, and it retains such distinctive Folk Victorian characteristics as machine-produced porch ornament and the hipped-roof bay window. The period of significance for the property is 1910 to 1947. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST	
Eligibility recommended <u>XX</u>	Eligibility Not Recommended _____
Comments _____	
_____	
_____	
Reviewer, OPS: <u><i>C. S. Spero</i></u>	Date: <u><i>6/14/98</i></u>
Reviewer, NR Program: <u><i>Chappelear</i></u>	Date: <u><i>5/24/98</i></u>

*Jim*

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## 9. Major Bibliographical References Survey No. CH-445 (PACS B9)

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See Continuation Sheet

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## 10. Geographical Data

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Acreage of nominated property 26.42 hectares (65.28 acres)

Quadrangle name Hughesville, MD

Quadrangle scale 1:24,000

### Verbal boundary description and justification

See Continuation Sheet

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### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

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name/title Caroline Hall/Ryan McKay

organization P.A.C. Spero & Company

date January 1997

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

state Maryland

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The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:            Maryland Historical Trust  
                         DHCP/DHCD  
                         100 Community Place  
                         Crownsville, MD 21032-2023  
                         (410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: William G. Chappellear Property

SURVEY NO.: CH-445 (PACS B9)

ADDRESS: 8780 Leonardtown Road, Hughesville vicinity, Charles County

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## 9. Major Bibliographical References (Continued)

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Bland, John R., ed. The Maryland Directory and State Gazetteer. Baltimore: The Baltimore Publishing Company, 1887.

Brown, Jack D., et al. Charles County, Maryland, A History. La Plata: Charles County Bicentennial Committee, 1976.

Charles County Department of Assessment and Taxation. 101 Catalpa Drive, La Plata, Maryland.

Charles County Land Records Office. Charles County Courthouse, Charles Street, La Plata, Maryland.

Fisher, R.S. Gazetteer of the State of Maryland, Compiled from the Returns of the Seventh Census of the United States, and Other Official Documents. Baltimore: James S. Waters, 1852.

Gannett, Henry. A Gazetteer of Maryland. Department of the Interior, United States Geological Survey, Bulletin No. 231, Series F, Geography, 39. Washington, D.C.: Government Printing Office, 1904.

Hinkel, John V., ed. See Charles County, Maryland, founded in 1658. Compiled by John V. Hinkel & Associates. La Plata: Charles County Chamber of Commerce, 1959.

KCI Technologies, Inc. Draft Historic Context for the U.S. 301 South Corridor Transportation Study, Prince George's and Charles Counties, Maryland. Prepared for the Maryland Department of Transportation, State Highway Administration, August 1996.

Klapthor, Margaret Brown, and Paul Dennis Brown. The History of Charles County, Maryland. La Plata: Charles County Tercentenary, Inc., 1958.

Map of a Part of Maryland, Copied from the Geological State Map. 1840. Maryland Historical Trust, Crownsville, Maryland.

Martenet, Simon J. Martenet's Map of Maryland, Atlas Edition. Baltimore: Simon J. Martenet, 1866.

Martenet, Simon J. New Topographical Atlas of the State of Maryland. Baltimore: Simon J. Martenet, 1873

Maryland, Delaware and District of Columbia State Gazetteer and Business Directory 1906-1907. Baltimore: R.L. Polk & Co., 1906.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: William G. Chappellear Property

SURVEY NO.: CH-445 (PACS B9)

ADDRESS: 8780 Leonardtown Road, Hughesville vicinity, Charles County

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## 9. Major Bibliographical References (Continued)

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McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1983.

P.A.C. Spero & Company. Maryland Historic Context, Montgomery County and Prince George's County, Intercounty Connector Project. Volume I. Prepared for the Maryland Department of Transportation, State Highway Administration. Baltimore: P.A.C. Spero & Company, October 1996.

Rivoire, J. Richard. Homeplaces, Traditional Domestic Architecture of Charles County, Maryland. La Plata: Southern Maryland Studies Center, 1990.

State Gazette and Merchants and Farmers Directory for Maryland and the District of Columbia. Baltimore, 1871.

Wearmouth, John M. Charles County's Railroad. Prince George's County Historical Society, Glendale, Maryland.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

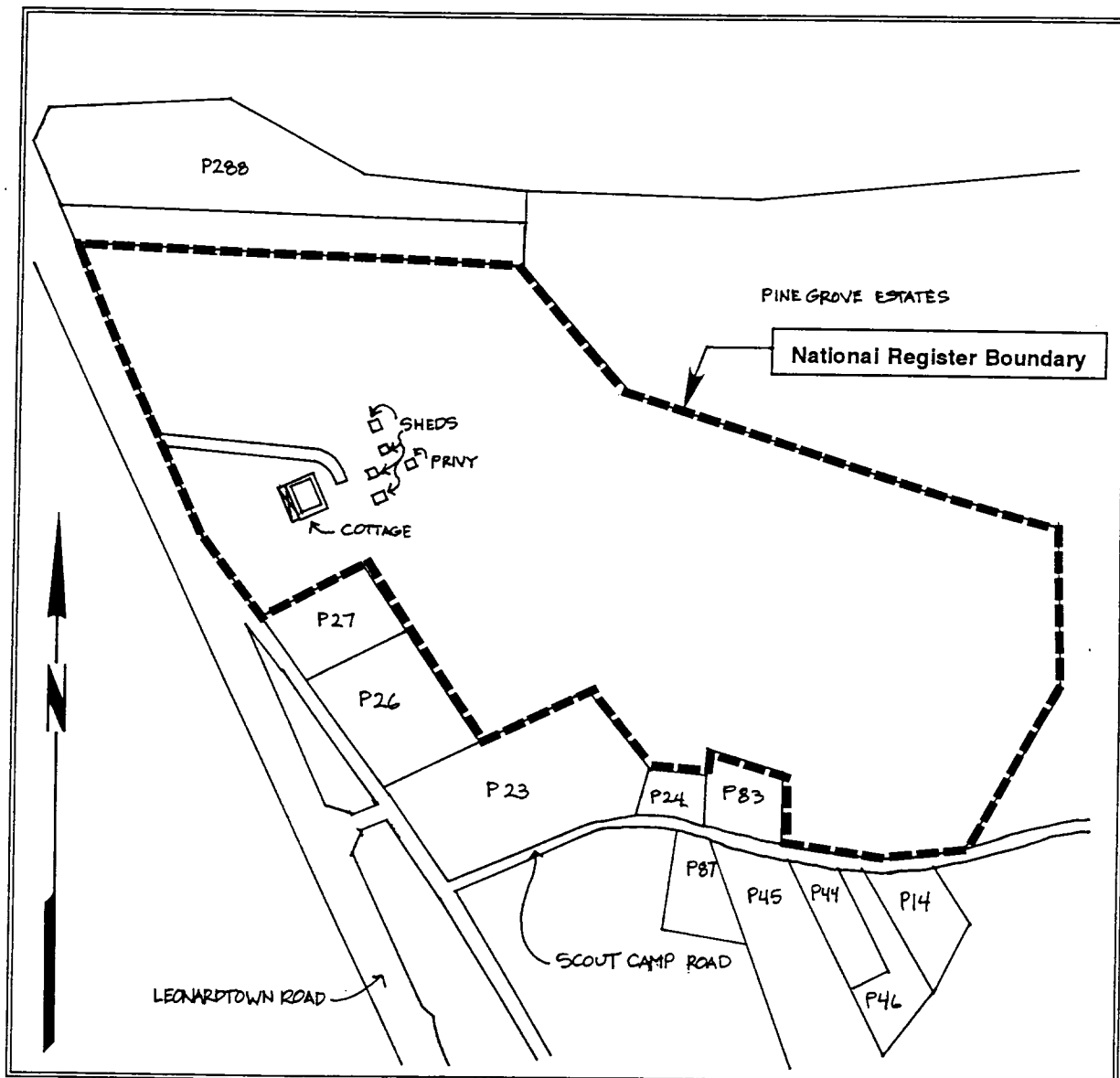
RESOURCE NAME: William G. Chappelear Property

SURVEY NO.: CH-445 (PACS B9)

ADDRESS: 8780 Leonardtown Road, Hughesville vicinity, Charles County

## 10. Geographical Data (Continued)

Resource Sketch Map and National Register Boundary Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: William G. Chappelear Property

SURVEY NO.: CH-445 (PACS B9)

ADDRESS: 8780 Leonardtown Road, Hughesville vicinity, Charles County

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## 10. Geographical Data (Continued)

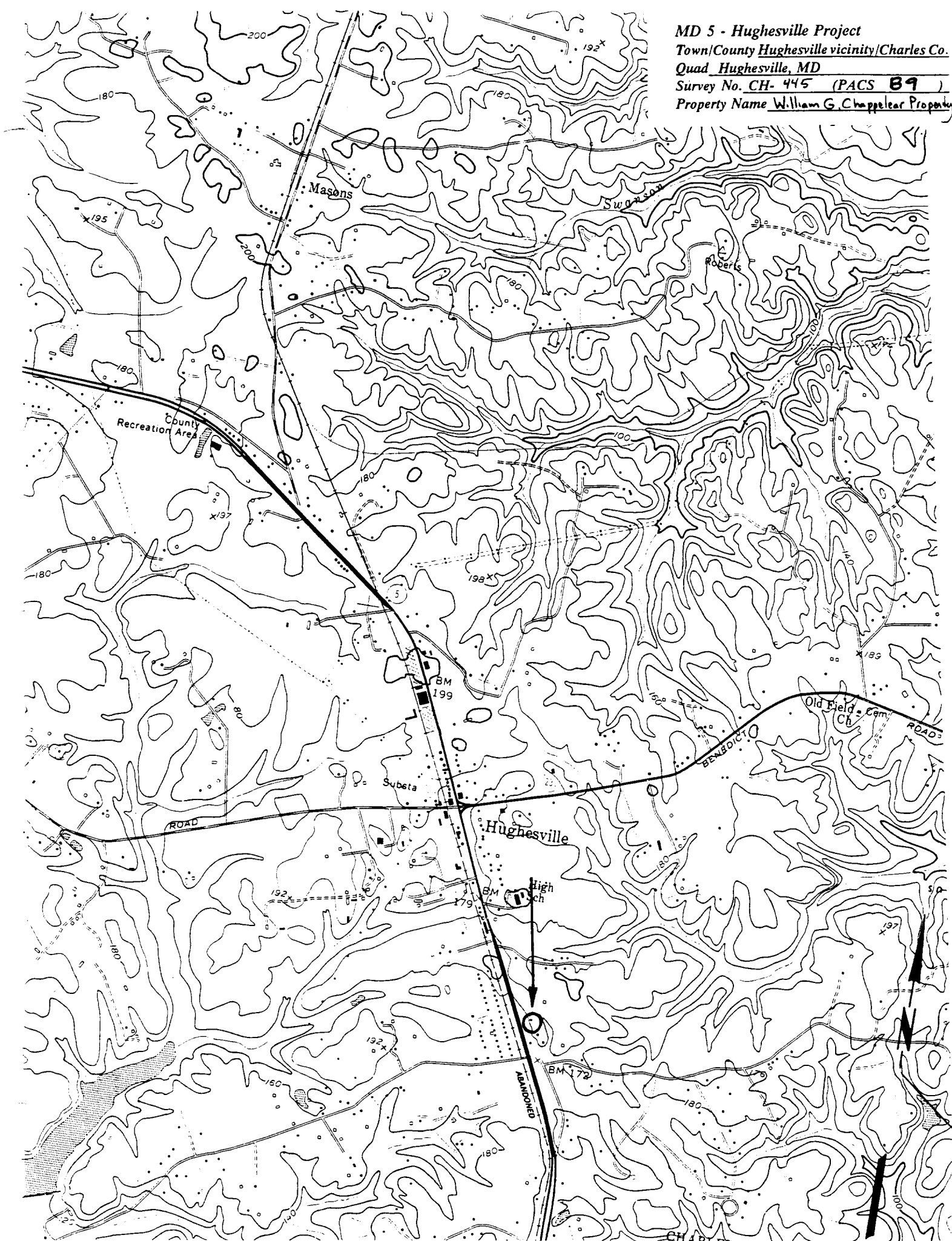
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### Verbal Boundary Description and Justification:

The National Register boundaries of the William G. Chappelear Property follow the current property lines of 8780 Leonardtown Road (Tax Map 47, Parcel 2). This 26.42 hectare (65.28 acre) parcel is bounded on the north, south, and east by adjacent tax parcels, and on the west by a 4-lane divided highway. The boundary includes the house, sheds and a privy, which all contribute to the significance of the property. According to deed research, the property was originally part a 50.6 hectare (125 acre) parcel which was inherited by William G. Chappelear in 1910.



MD 5 - Hughesville Project  
Town/County Hughesville vicinity/Charles Co.  
Quad Hughesville, MD  
Survey No. CH- 445 (PACS B9)  
Property Name William G. Chappelcar Property





1 CH-415

2 William G Chappelle Property

3 Charles County, MD

4 Eric F Griffiths

5 April 1997

6 MD SHPO

7 West Elevation, View East

8 1 of 10



- 1 CH-445
- 2 William G Chappelle Property
- 3 Charles County, MD
- 4 Eric F Griffiths
- 5 April 1997
- 6 MD SHPO
- 7 South Elevation, View North
- 8 2 of 10



- 1 CH-445
- 2 William G Chappelbar Property
- 3 Charles County, MD
- 4 Eric F Griffiths
- 5 April 1997
- 6 MD SHP)
- 7 East and North elevations, with  
view Southwest
- 8 3 of 10





- 1 CH-445
- 2 William G Chappelle, Property
- 3 Charles County, MD
- 4 Eric F Griffiths
- 5 April 1996
- 6 MD SHPO
- 7 North Elevation, View South
- 8 4 of 10



- 1 CH - 445
- 2 William G. Chapple Property
- 3 Charles County, MD
- 4 Eric F Griffiths
- 5 April 1997
- 6 MD SHPO
- 7 Shed, View Southeast
- 8 5 of 10



- 1 CH-445
- 2 William G. Chappelcar Property
- 3 Charles County, MD
- 4 Eric F Griffiths
- 5 April 1997
- 6 MD SHPO
- 7 Privy, view East
- 8 6 of 10



- 1 CH-445
- 2 Willem G. Chapple Property
- 3 Charles County, MD
- 4 Eric F Griffiths
- 5 April 1997
- 6 MD SHPO
- 7 Sheds, view Northeast
- 8 7 of 10





- 1 CH-445
- 2 William G Chappellear Property
- 3 Charles County, MD
- 4 Enc F Griffiths
- 5 April 1997
- 6 Maryland SHPO
- 7 Shed, View North
- 8 8 of 10



- 1 CH-445
- 2 William G Chappellear Property
- 3 Charles County, MD
- 4 Eric R Griffiths
- 5 April 1997
- 6 MD SHPO
- 7 Detail of Porch Ornament and Hipped Roof  
Bay, Southeast View
- 8 9 of 10



- 1 CH-445
- 2 William G Chappelle Property
- 3 Charles County, MD
- 4 Eric F Griffiths
- 5 April 1997
- 6 MD SHPO
- 7 Detail of Porch Ornament, View Southeast
- 8 10 of 10